

# Es Carritxo

référence du bien 117440



Grand finca-property near to Es Carritxo with enchanting panoramic views of the mountains as far as the sea

séjour:	470 m <sup>2</sup>	piscine:	✓
terrain :	18.698 m <sup>2</sup>	energy certificate:	d
chambres:	4		
salles de bain:	3		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 2.990.000,-</b>



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### **description:**

This exclusive finca is situated nestling in the hills of Es Carritxo. Its elevated location provides enchanting panoramic views as far as the sea, and the approx. 18.698 sqm of land assures absolute tranquillity and privacy. The Mallorcan-style finca was lovingly constructed in 2004 using only the highest-quality materials whilst paying great attention to detail, and great importance was placed on a spacious design with generous and light-flooded rooms.

Its comfortable living area with open kitchen and adjoining dining area impresses with unique views, and a natural-stone wall and open fireplace in the dining area create a very special atmosphere. Also on the ground floor are 3 bedrooms and 2 bathrooms, one of which is en suite and all bedrooms have access to a large terrace with magnificent views of the mountains and the monastery of San Salvador. An absolute highlight of the ground floor is certainly the unique spa area with whirlpool and sauna.

A staircase leads to the upper level with another, light-flooded living area which merges with a partly-covered terrace, and a fully-equipped kitchen. Enjoy mealtimes with wonderful panoramic views over the rolling landscape as far as the sea from a truly magical place. The kitchen opens to a separate patio with bbq zone and a wind-protected area, and from here stairs lead up to the roof terrace with absolutely incredible views.

The master bedroom on the upper floor with bathroom en suite and dressing room is characterised by its spacious design and views of the Mediterranean countryside.

In the exterior area is an infinity pool with views of the sea, with an adjoining sun terrace inviting to enjoy countless hours of sunshine during the summer months. A beautifully laid-out, Mediterranean-style garden blends naturally into the surroundings creating the feeling of being in a 'Mediterranean Toscana'.

Underfloor heating and air conditioning throughout the house assure pleasant temperatures all year round.

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### localisation & environnement:

The small authentic village of Es Carritxo is located nestled in the rolling landscape between Felanitx and Calonge, where real Mediterranean flair can be enjoyed in the midst of olive groves and pinewoods. Here there are Mediterranean-style houses with wonderful panoramic views, a real insider tip for those wishing to avoid mass tourism and enjoy the real, original Mallorca. Beautiful beaches, picturesque harbours and the popular Vall d'Or golf course are only a few minutes away.



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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM



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Escala de la calificación energética

Consumo de energía  
kWh/m<sup>2</sup> año

Emisiones  
kg CO<sub>2</sub>/m<sup>2</sup> año

Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D	121.40	26.90
E		
F		
G menos eficiente		

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